

PREPARED BY AND RETURN TO:

Select Title & Escrow, LLC
Almon M. Ellis, Jr., Attorney
7145 Swinnea Road Suite 2
Southaven, MS 38671
(662) 349-3930
File # 07-1334

Indexing Instructions: Lot 1, Agner One Lot Subdivision
Horn Lake, DeSoto County, Mississippi

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **William T. Agner, III, a single man** does hereby sell, convey and warrant unto **Hiram Agner, a married man, as sole owner**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

Lot 1, AGNER ONE LOT SUBDIVISION, in Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 85, Page 4, in the office of the Chancery Clerk of DeSoto County, Mississippi.

PARCEL # 2083-0608.0-00001.00

PROPERTY ADDRESS: 5330-A Highway 301 North, Horn Lake, MS 38637

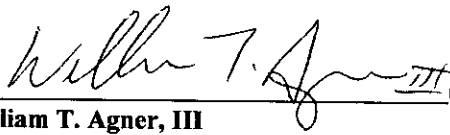
IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantor any amount overpaid by him.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

2

WITNESS MY SIGNATURE, on this 9th day of January, 2008.

 (SEAL)
 William T. Agner, III

STATE OF MISSISSIPPI
 COUNTY OF DESOTO


PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named William T. Agner, III, a single man who acknowledged to me that he executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as his own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 9th day of January, 2008.



(SEAL)

My Commission Expires:


 Notary Public

GRANTOR:

William T. Agner, III
 5330 Hwy 301 N
 Horn Lake, MS 38637
 HOME: N/A
 WORK: 901-849-4366

GRANTEE

Hiram Agner
 5330-A Hwy 301
 Horn Lake, MS 38637
 HOME: 901-354-3808
 WORK: 800-743-5411